

New York

Vertical file  
SEP 18 1952

Avery

AVERY LIBRARY  
COLUMBIA UNIVERSITY

— Apartment house

# Residences

*Riverside Drive*  
*at Eighty-eighth Street*





CLASSICS

AA

735

N4

Z644

THE LIBRARIES

COLUMBIA UNIVERSITY

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AVERY LIBRARY



*Two First Class  
American Basement*

**RESIDENCES  
FOR SALE**

*Nos. 153 and 154  
Riverside Drive*



**WELCH, SMITH & PROVOT**

*Architects*

**11 East 42nd Street**

**NOBLE & GAUSS**

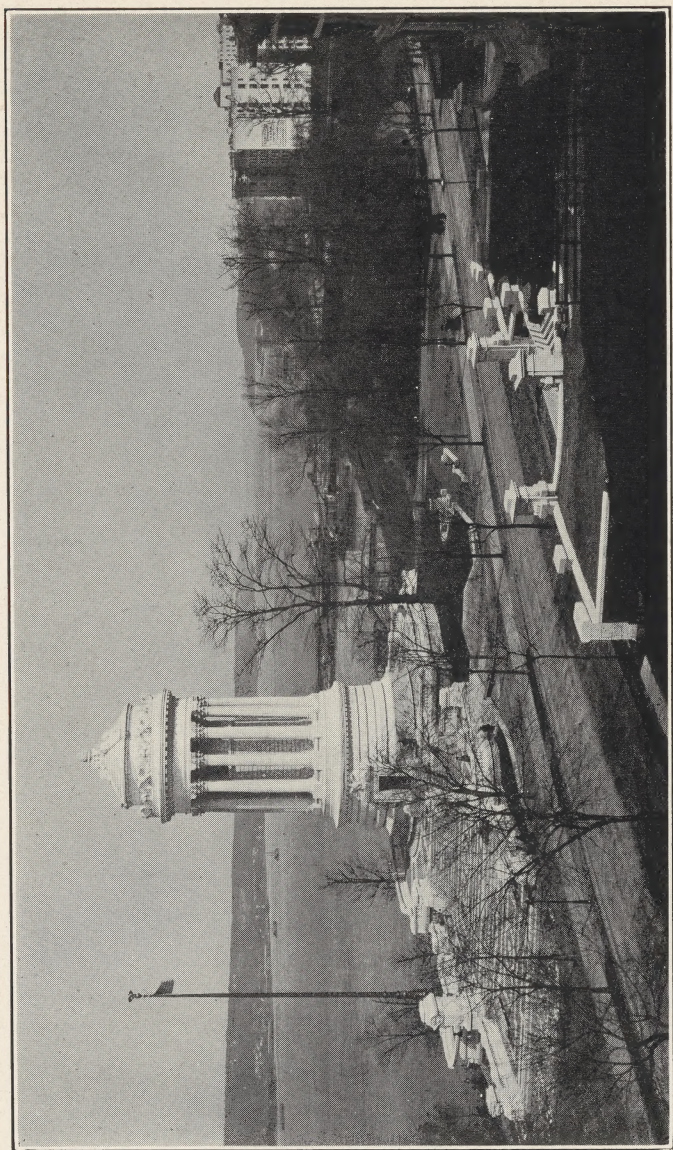
*Owners and Builders*

**Telephone 4339 Riverside**



KENNETH IVES  
NEW YORK





VIEW FROM RESIDENCES LOOKING NORTH







#### LOCATION

*The location is the choice central section of Riverside drive.*

*On this particular spot stood for many years the house owned and occupied by the late General Egbert L. Viele, who considered it the best of the many fine sites upon the Drive, giving it the preference when he had practically the whole Drive to choose from.*

#### ACCESSIBILITY

*The property is very accessible, the express station of the underground road being at Eighty-sixth Street within a few minutes walk.*

#### DESCRIPTION

*General description and dimensions.*

*No. 153 Main building 23x67 feet.  
Extension 14x16 feet.*

*No. 154 Main building 23x67 feet.  
Extension 14x16 feet.*

*Main buildings are five stories high with half story additional for servants.*

*Extensions are four stories high and contain servants hall, butler's pantry and two bath rooms.*



### **SAFETY**

*The houses are equipped with automatic electric passenger elevators installed by A.B. See Company in fire proof shafts. Appreciating the necessity of having ready for instant use at all times a reliable and adequate means of escape in case of fire, we have provided an enclosed fireproof staircase extending from basement street entrance to roof, which is built entirely of steel and iron with slate treads.*

### **FIREPROOF**

*Fireproof doors open to main hall on each floor and this stairway can be entered from all parts of the house, and being practically smoke and water-proof it affords a safe means of exit under any circumstances, as it contains nothing that will ignite.*

*To the best of our knowledge these are the only residences in this section so safeguarded.*



## HEATING, LIGHTING, ETC.

*The buildings are heated by steam, both direct and indirect systems being used.*

*Experts consider this the most satisfactory method of heating.*

*The houses are wired for electric light, electric gas lighting, and burglar alarms.*

*The laundry contains a clothes dryer of the best make.*

*Time and money have not been spared to make the houses complete and substantial in all appointments and thoroughly up-to-date.*

*The Architectural treatment of No. 153 is Colonial and No. 154 French.*

*Each house contains in addition to ample closet rooms the following.*

<i>Main entrance hall and staircase</i>			<i>22' 4 x 32' 0</i>
<i>Salon</i>	<i>22' 6 x 20' 0</i>	<i>Bay additional</i>	
<i>Foyer hall and staircase</i>			<i>22' 6 x 23' 0</i>
<i>Dining Room</i>			<i>22' 8 x 20' 2</i>
<i>Library</i>			<i>23' 0 x 20' 0</i>
<i>Chamber</i>			<i>23' 0 x 20' 2</i>
<i>Chamber</i>			<i>23' 0 x 20' 8</i>
<i>Chamber</i>			<i>23' 0 x 20' 0</i>
<i>Chamber</i>			<i>23' 0 x 20' 0</i>
<i>Chamber</i>			<i>13' 0 x 17' 0</i>
<i>Chamber</i>			<i>9' 2 x 17' 0</i>
<i>Laundry</i>			<i>21' 8 x 14' 7</i>
<i>Kitchen</i>			<i>20' 2 x 22' 4</i>
<i>Servants sitting and dining room</i>			<i>12' 0 x 11' 0</i>
<i>Butler's pantry</i>			<i>12' 0 x 10' 0</i>

*Five servants bed rooms*

*Five bath rooms.*



*Dimensions given are for No. 154,  
No. 153 being one foot narrower  
but in other respects similar.*

No. 153, Price, \$100,000

No. 154, Price, \$110,000

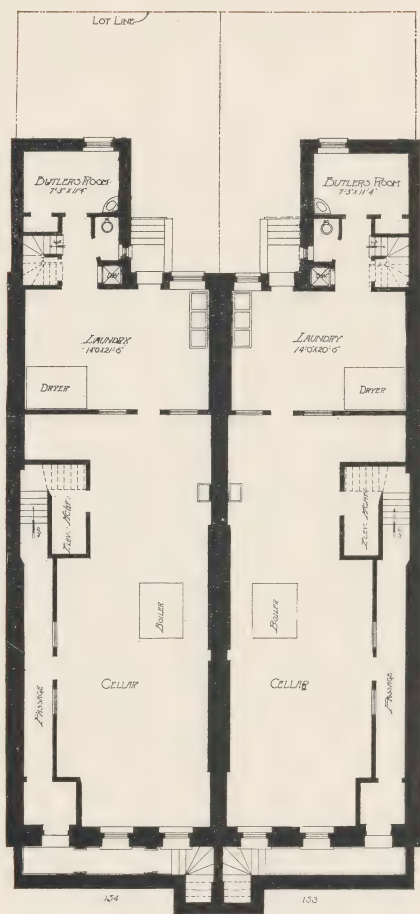


## *TO BROKERS*

*Regular commission will be paid  
when the contract of sale as pre-  
pared by our attorneys is formally  
executed; and until this occurs we  
give notice that we disclaim any lia-  
bility.*

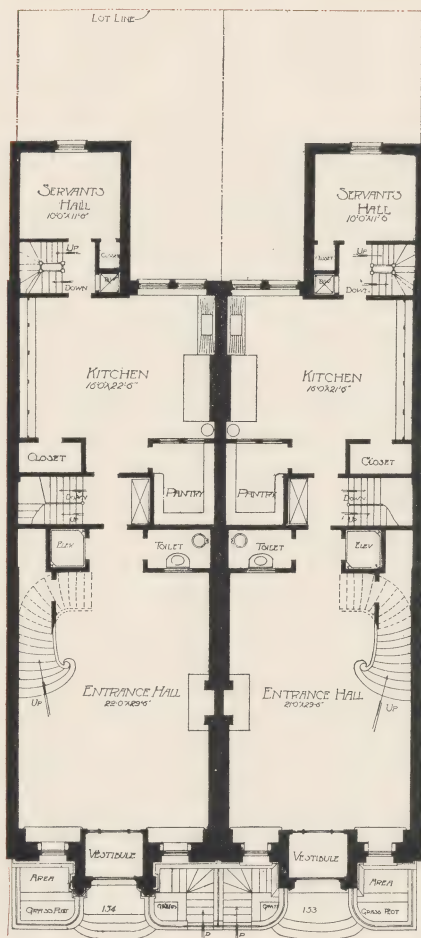
*Should more than one broker have  
the same customer as is sometimes  
the case the one who brings the con-  
tract as stated above, will alone be  
recognized as entitled to the com-  
mission.*





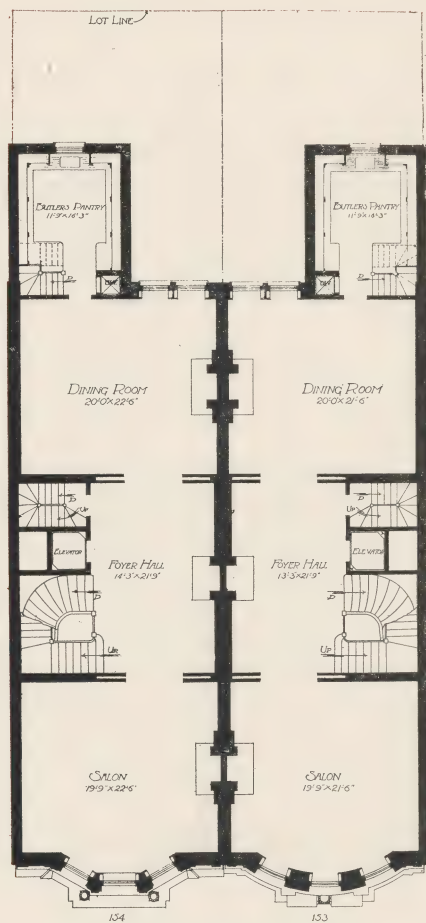
PLAN OF CELLAR





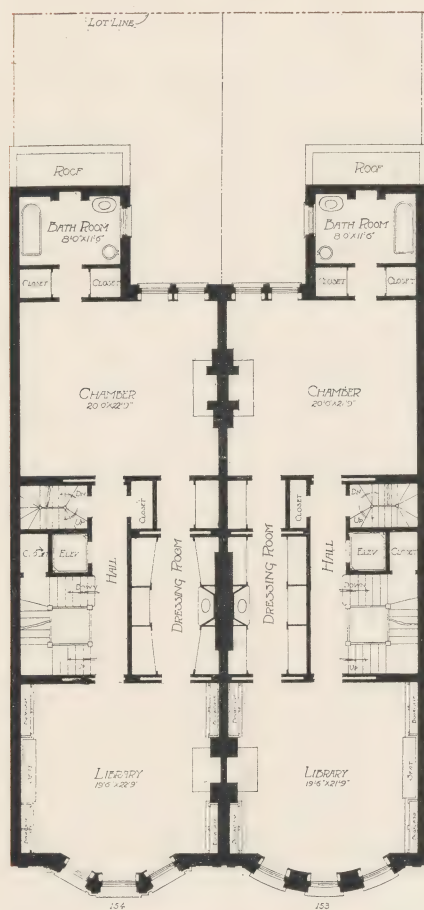
PLAN OF BASEMENT





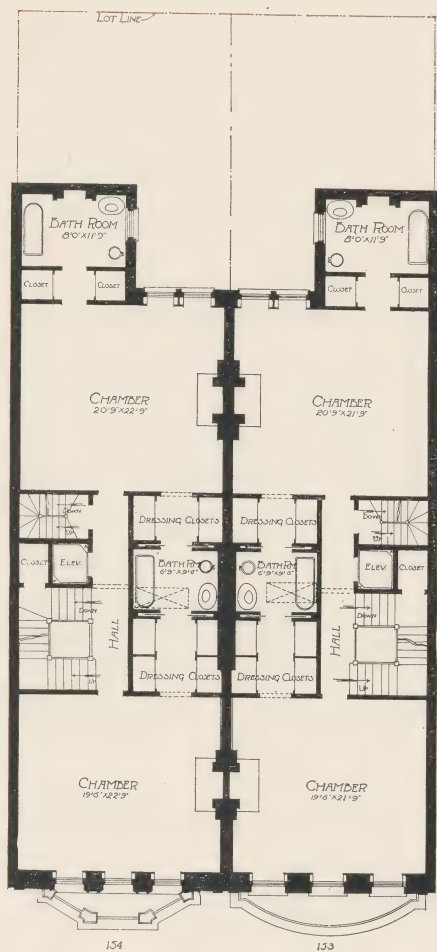
PLAN OF FIRST FLOOR





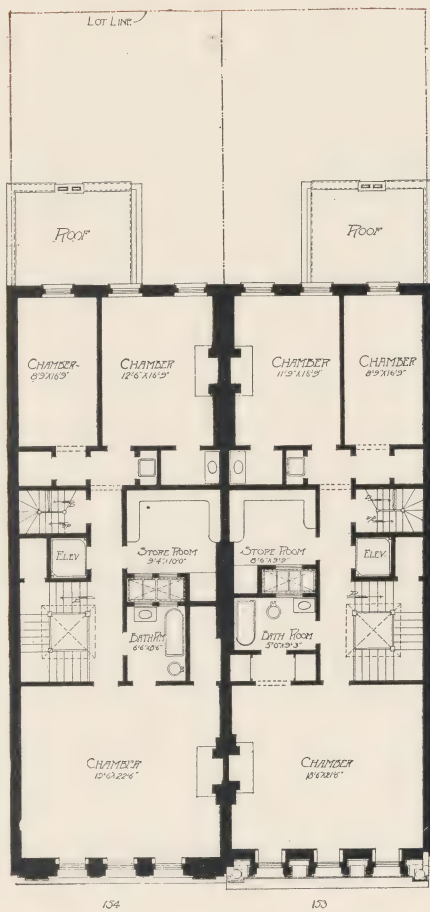
PLAN OF SECOND FLOOR





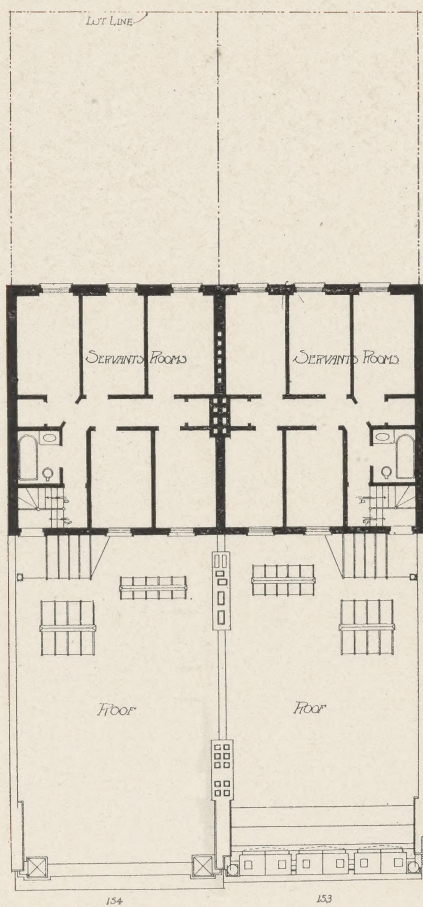
PLAN OF THIRD FLOOR





PLAN OF FOURTH FLOOR





PLAN OF FIFTH FLOOR



